

RENTAL HOUSING

Affordable Housing Opportunities



RE: Information on Affordable Rental Housing in Pleasanton

This resource packet is intended to provide information to persons seeking below-market rental housing opportunities in Pleasanton. The following items are included in the packet:

Page 3:	Pleasanton's Housing Interest List
Page 4:	Below-Market Rental Housing Opportunities
Page 5:	Apartment Complexes in Pleasanton with Below-Market Rental Agreements
Page 6:	Map of BMR Apartment Complexes
Page 7:	General Income and Rent Limits for Below-Market Rent (BMR) Apartments
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Page 9:	Market Rate Apartment Complexes Located in Pleasanton
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Page 13:	Affordable Housing Resources in Other Tri-Valley Cities

Information on below-market rental housing opportunities can also be found at the City of Pleasanton's Housing Division webpage at: www.cityofpleasantonca.gov/resident/housing/.

You may sign up on an "Interest List" to be notified of future new affordable rental housing opportunities by subscribing at www.cityofpleasantonca.gov/resident/housing/housing_interest_list.asp.

Rental inquiries, including the application process, should be directed to each individual residential complex using the contact information provided. The City does not process rental applications as the City does not own or manage these apartments.

Information on the Section 8 Rental Assistance Program or waitlist may be obtained from the Housing Authority of the County of Alameda (HACA) at 510-538-8876 or at www.haca.net.

Please contact the Housing Information Line at 925-931-5011 or email the Housing Division at housing@cityofpleasantonca.gov if you have any questions concerning the information included in this packet or if you have general questions concerning affordable housing in Pleasanton.

Sincerely,



Steve Hernandez
Housing Division

P.O. Box 520, Pleasanton, CA 94566-0802

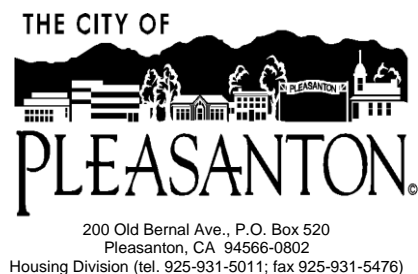
Housing Division / 200 Old Bernal Ave.

City Manager
(925) 931-5002
Fax: 931-5482

City Attorney
(925) 931-5015
Fax: 931-5482

Economic Development
(925) 931-5038
Fax: 931-5476

City Clerk
(925) 931-5027
Fax: 931-5488



City of Pleasanton Housing Interest List

Complete the form on the City of Pleasanton's website at
http://www.cityofpleasantonca.gov/resident/housing/housing_interest_list.asp

Stay informed!

- Affordable Housing Opportunities
- Senior Housing
- First Time Home Buyer Programs
- Disabled Housing & Services

First Name: _____

Last Name: _____

Mailing Address: _____

City: _____

State: _____

Zip Code: _____

Email: _____ *

Confirm Email: _____ *

Please indicate your area(s) of interest (check all that apply):

☐ Rental Housing

☐ Senior Housing

☐ First-Time Home Buyer Programs

☐ Disabled Housing and Services

[Join](#)

Complete the form online to be notified when new affordable housing opportunities become available.

An email confirmation will be sent to you to complete the process.

This is not an application or waiting list for housing.

Housing Division / 200 Old Bernal Ave, Pleasanton CA 94566 / (925) 931-5011



200 Old Bernal Ave., P.O. Box 520
Pleasanton, CA 94566-0802
Housing Division (tel. 925-931-5011; fax 925-931-5476)

Below-Market Rental Housing Opportunities

The City encourages the construction of affordable rental housing by allowing special consideration for projects which provide rental apartment units at below-market rent (BMR) levels.

There are currently approximately more than 1,100 BMR rental housing units in Pleasanton.

Where are City BMR apartment units located?

The rental apartment developments with BMR units are located throughout Pleasanton. The location and other details about each complex are listed in the table which follows this section.

What rents are charged for BMR apartment units?

Rents for BMR units are based on a percentage of the Area Median Income (AMI) for the Alameda County area as determined annually by the U.S. Department of Housing & Urban Development (HUD). The maximum BMR rents for most participating properties are based on 80% of the AMI, although several properties offer lower rents based on 60% and 50% of the AMI. The current maximum income levels, which are updated annually, and corresponding maximum rents are listed on Page 7.

It should be noted that BMR rents are not based on each individual household's income but rather on the applicable percentage of the AMI designated for each unit required by the affordability restrictions on the property. The actual rents charged under the BMR program may not exceed the maximum amounts shown on Page 7, and the rents charged for BMR apartment units typically are less than these maximum rent levels.

Do I qualify?

In order to qualify to rent a BMR apartment, your income must generally not exceed 80% of the local median income level, although as discussed above, several complexes also have apartments for households at 50% and 60% of median income. The current maximum annual incomes (by household size) and corresponding maximum rents (by unit size) are found on Page 7. As discussed earlier, income and rent levels are adjusted annually based on new information from HUD.

Also, some developments are restricted for rental by low-income seniors (age 62 and older).

Whom should I call?

Contact information for apartment complexes with BMR rental units are listed on the next page.

Leasing is handled directly by the property owner/manager, not the City, for each apartment complex.

For additional information on the BMR program and participating apartment complexes, contact the City of Pleasanton Housing Division, 200 Old Bernal Ave., P.O. Box 520, Pleasanton, CA 94566 at 925-931-5011 or at housing@cityofpleasantonca.gov.

Apartment Complexes in Pleasanton with Below-Market Rental Agreements

Complex/Development	Address/Location	Total Units	Below Market	BMR Income Limits	Unit Types	Disabled Adaptable Units	Contact
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BMR Units: (General)

1.	Anton Hacienda	5725 W. Las Positas Blvd.	168	35	50%	1, 2, 3BR		925-251-1800
2.	Park/Archstone Hacienda	5650 Owens Dr.	540	135	80%	1, 2, 3BR	yes	925-398-7368
3.	The Kensington Apartments	1552 East Gate Way	100	31	50-80%	1, 2BR		925-846-8882
4.	The Promenade Apartments	5300 Case Ave.	146	68	50-60%	1, 2, 3BR	8	925-461-1948
5.	Civic Square Apartments	4800 Bernal Ave.	298	36	80%	1, 2BR		925-484-1011
6.	Gatewood Apartments	3992 Stoneridge Dr.	200	50	80%	1, 2BR		925-426-0700
A.	Galloway at Owens	4863 Willow Rd.	255	38	50%	Studio, 1, 2, 3BR	3	650-295-0424
B.	Galloway at Hacienda	5789 Gibraltar Dr.	251	38	50%	Studio, 1, 2, 3BR	3	650-295-0424
C.	The Mason Flats	1605 Lexington Ln.	210	32	50-60%	1, 2, 3BR	3	925-426-2766

BMR Units: (Seniors Aged 62+)

			(subtotal:)	463				
7.	Parkview (Assisted Living)	100 Valley Ave.	105	31	25-50%	1, 2BR	105	925-461-3042
8.	Ridge View Commons	5200 Case Ave.	200	200	25-60%	1, 2BR	38	925-484-5131
9.	Pleasanton Gardens	251 Kottinger Dr.	40	40	50-80%	Studio, 1BR		925-846-3050
10.	Kottinger Place	240 Kottinger Dr.	131	131	30-60%	1, 2BR	6	925-846-3050
11.	Division St. Senior Apts.	443 Division St.	20	20	50-80%	1BR		925-484-3833
12.	Stanley Junction Senior Apts.	4031 Stanley Blvd.	86	86	50-80%	1BR		925-462-6180
13.	Gardens at Ironwood	3431 Cornerstone Ct.	172	138	50-60%	1, 2BR		888-210-8896

(subtotal:) 646

Total BMR Units: 1,109

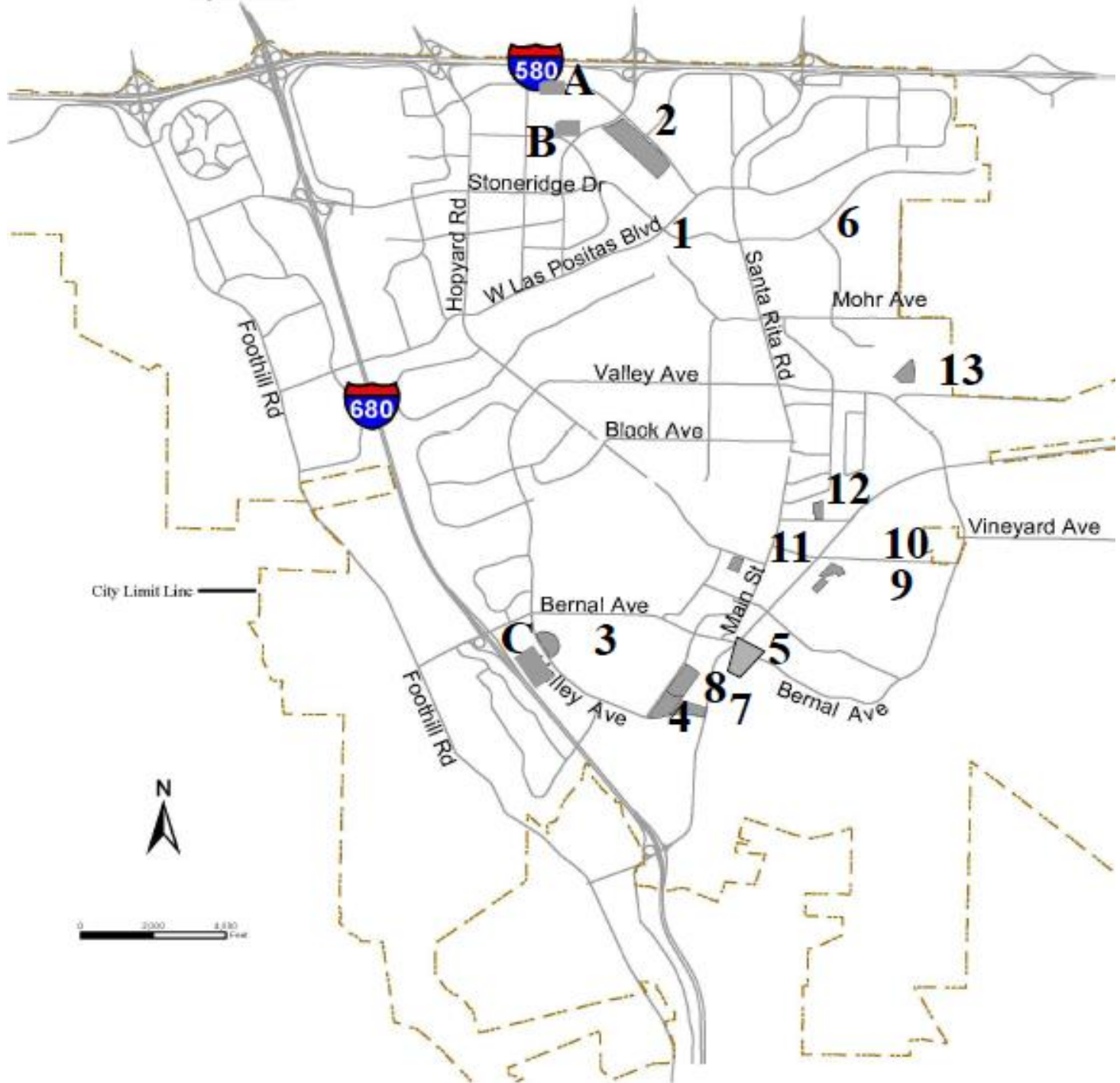
Section 8 Housing Choice Voucher Program

The Housing Authority of the County of Alameda (HACA) can also provide information on housing opportunities involving federal and/or state assistance in Pleasanton and elsewhere in Alameda County. HACA's office is located at 22941 Atherton Street in Hayward (510-538-8876 / www.haca.net).

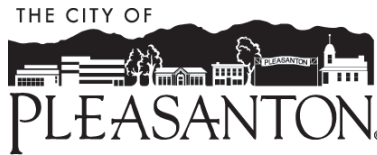


123 Main St., P.O. Box 520 Pleasanton, CA 94566-0802
Housing Division, Phone (925)931-5007; Fax (925)931-5454

City of Dublin



**Location of Rental Complexes in Pleasanton
Required to Rent Units at Below-Market Rent Levels**



P.O. Box 520, Pleasanton, CA 94566-0802

Housing Division (tel. 925-931-5007; fax 925-931-5485)

2017
Applicable Income and Rent Limits for
Below-Market Rent (BMR) Apartments - GENERAL
 (Revised annually by City)

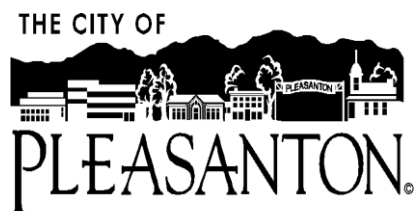
Persons in Household	MAXIMUM ANNUAL INCOME:				
	120% (Moderate)	100% (Median)	80% (Low)	60% (Low)	50% (Very Low)
1	\$81,800	\$68,200	\$54,550	\$40,900	\$34,100
2	\$93,500	\$77,900	\$62,350	\$46,750	\$38,950
3	\$105,200	\$87,650	\$70,150	\$52,600	\$43,850
4	\$116,900	\$97,400	\$77,900	\$58,450	\$48,700
5	\$126,250	\$105,200	\$84,150	\$63,100	\$52,600
6	\$135,600	\$113,000	\$90,400	\$67,800	\$56,500
7	\$144,950	\$120,800	\$96,600	\$72,450	\$60,400
8	\$154,300	\$128,550	\$102,850	\$77,150	\$64,300

Size/Type of Unit	MAXIMUM MONTHLY RENT:				
	120% (Moderate)	100% (Median)	80% (Low)	60% (Low)	50% (Very Low)
Studio	\$2,045	\$1,705	\$1,364	\$1,023	\$853
1 BR	\$2,338	\$1,948	\$1,559	\$1,169	\$974
2 BR	\$2,630	\$2,191	\$1,754	\$1,315	\$1,096
3 BR	\$3,156	\$2,630	\$2,104	\$1,578	\$1,315

NOTES:

Derived from the Oakland Primary Metropolitan Statistical Area (PMSA) most recent median income level for family of four (*). The Oakland PMSA includes Alameda and Contra Costa counties. Maximum annual income and monthly rent levels are shown for five different income categories: 1) 120% of median, 2) 100% of median, 3) 80% of median, 4) 60% of median, and 5) 50% of median. The maximum annual income level is determined by the number of persons in the household. The applicable maximum rent level is determined by the size and type of the rental unit and assumes 30% of the monthly household income for housing. The rent calculations shown above are based on the following household size assumptions: Studio = 1 person; 1BR = 2 persons; 2BR = 3 persons; 3BR = 5 persons. Rent limits at individual apartment developments may vary according to the specific terms of each individual City agreement.

(*) Department of Housing and Urban Development (HUD); \$97,400; 4/14/2017



200 Old Bernal Ave., P.O. Box 520
Pleasanton, CA 94566-0802
Housing Division (tel. 925-931-5011; fax 925-931-5476)

Affordable Rental Housing Developers/Providers

The following nonprofits own and manage affordable rental housing properties in the Bay Area.
Contact them to inquire about vacancies and upcoming developments.

Allied Housing:	<i>abodeservices.org</i>	[510-657-7409]
ABHOW:	<i>abhow.com</i>	[925-924-7100]
BRIDGE Housing:	<i>bridgehousing.com</i>	[415-989-1111]
Christian Church Homes:	<i>cchnc.org</i>	[510-632-6712]
EAH Housing:	<i>eabhousing.org</i>	[415-258-1800]
EBALDC:	<i>ebaldc.org</i>	[510-287-5353]
Eden Housing:	<i>edenhousing.org</i>	[510-582-1460]
Mercy Housing:	<i>mercyhousing.org</i>	[415-355-7100]
MidPen Housing:	<i>midpen-housing.org</i>	[650-356-2900]
Resources for Community Development:	<i>rcdhousing.org</i>	[510-841-4410]
Satellite Affordable Housing Associates (SAHA):	<i>sahahomes.org</i>	[510-647-0700]

Housing Authorities

The following Housing Authorities operate a number of housing programs administered by HUD, including the Section 8 Housing Choice Voucher Program, that provide low-cost rental housing or rental assistance for low-income individuals & families others throughout the East Bay and surrounding areas.

Housing Authority of Alameda County: *baca.net* [510-538-8876]
22941 Atherton Street, Hayward, CA 94541

HACA provides a monthly listing of privately owned subsidized housing for Non-Section 8 persons looking for housing.
<http://www.baca.net/index.php/rental-listings>

Housing Authority of the City of Alameda: *alamedahsg.org* [510-747-4300]
701 Atlantic Avenue, Alameda, CA 94501

Oakland Housing Authority: *oakha.org* [510-874-1653]
1619 Harrison Street, Oakland, CA 94612

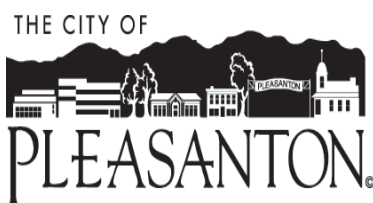
Housing Authority of the City of Livermore: *livermorehousingauthority.com* [925-447-3600]
3203 Leady Way, Livermore, CA 94550

San Francisco Housing Authority: *www.sfha.org* [416-715-5200]
1815 Egbert Avenue, San Francisco, CA 94124

Housing Authority of the County of Contra Costa: *contracostahousing.org* [925-957-8000]
3133 Estudillo Street, Martinez, CA 94553

Richmond Housing Authority: <http://www.ci.richmond.ca.us/86/Housing-Authority> [510-621-1300]
330 24th Street, Richmond, CA 94804

City of Pittsburg (Housing Authority): <http://www.ci.pittsburg.ca.us/index.aspx?page=150> [925-252-4830]
916 Cumberland Street, Pittsburg, CA 94565



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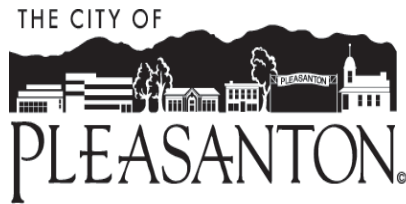
Market-Rate Apartment Complexes in Pleasanton

(Note: Most of these complexes are market-rate.)

Name of Complex	Address/ Location	Total Units	Telephone
Anton Hacienda	5725 W. Las Positas Blvd.	168	925-251-1800
Avalon Pleasanton	3650 Andrews Dr.	456	925-847-8777
Brentwood Apartments	5190 Monaco Dr.	40	925-462-7603
Civic Square Apartments	4800 Bernal Ave.	262	925-484-1011
Cypress Gardens Apartments	460 Division St.	21	925-462-6886
Deer Ridge Apartments (<i>seniors</i>)	443 Division St.	20	925-484-3833
Del Prado Apartments	5196 Golden Rd.	94	925-846-9689
Elmridge Apartments	5643 Sonoma Dr.	20	925-283-5914
Fairview Apartments	847 Rose Ave.	22	510-352-6310
The Gardens at Ironwood (<i>seniors</i>)	3431 Cornerstone Ct.	172	888-210-8896
Gatewood Apartments	3992 Stoneridge Dr.	200	925-426-0700
Hacienda Commons	5000 Owens Dr.	212	925-847-8844
The Kensington Apartments	1552 East Gate Way	100	925-846-8882
Kottinger Place (<i>seniors</i>)	240 Kottinger Dr.	50	925-846-0133
Las Ventanas Apartments	3819 Vineyard Ave.	131	925-846-2287
Norton Way Apartments	3499 Norton Way	19	925-426-2566
Park Hacienda	5650 Owens Dr.	540	925-398-7368
Plaza de la Vista	3800 Vineyard Ave.	52	925-846-4460
Pleasanton Gardens (<i>seniors</i>)	251 Kottinger Dr.	40	925-846-3050
Pleasanton Glen Apartments	3955 Vineyard Ave.	171	925-931-9310
Pleasanton Place	4478 Mohr Ave.	51	925-484-3609
The Promenade Apartments	5300 Case Ave.	146	925-461-1948
4324 Railroad Ave.	4324 Railroad Ave.	10	510-891-9060
Railroad Avenue Apartments	4319 Railroad Ave.	19	925-461-4820
Ridge View Commons (<i>seniors</i>)	5200 Case Ave.	200	925-484-5131
Royal Garden Apartments	3767 Vineyard Ave.	57	925-846-3100
Santa Maria Apartments	2323 Santa Rita Rd.	59	925-462-5850
Springhouse Apartments	5500 Springhouse Dr.	354	925-847-9438
Stanley Junction Apartments (<i>seniors</i>)	4031 Stanley Blvd.	86	925-462-6180
Stoneridge Apartments	6250 Stoneridge Mall Rd.	520	925-463-9603
Valley Plaza Villages	4411 Valley Ave.	144	925-426-0377
Vista del Sol Apartments	2451 Santa Rita Rd.	74	925-846-4974
Woodland Villas Apartments	4320 Valley Ave.	150	925-484-3710

It is illegal for any housing provider to discriminate on the basis of age, sex, race, physical handicap, marital status, sexual preference, or religion. If you have been unlawfully discriminated against, or you have questions about your rights, contact ECHO Housing at 510-581-9380 or 925-449-7340.





200 Old Bernal Ave., P.O. Box 520
Pleasanton, CA 94566-0802
Housing Division (tel. 925-931-5011; fax 925-931-5476)

Housing Counseling and Fair Housing Programs

The City of Pleasanton contracts with **ECHO Housing** (Eden Council for Hope and Opportunity) to provide housing counseling and fair housing services to Pleasanton residents. ECHO Housing can be contacted at **925-449-7340 / 855-ASK-ECHO** toll free or at www.echofairhousing.org. The programs and services offered by ECHO Housing are described below:

RENTAL ASSISTANCE (RAP) PROGRAM

(Hayward and Livermore offices) – ECHO Housing's Rental Assistance Program assists Dublin, Fremont, Hayward, Livermore, **Pleasanton**, and San Leandro residents with move-in costs or delinquent rent due to a temporary financial setback. The RAP program helps by arranging a guaranteed repayment contract between the tenant and the landlord.

FAIR HOUSING COUNSELING & EDUCATION

(Hayward, Contra Costa, Livermore, Oakland, and Palo Alto offices) – ECHO Housing's Fair Housing Counseling Program conducts site investigations and enforcement in response to reports of housing discrimination complaints, performs audit-based investigations to determine degrees of housing discrimination existing in designated areas, and provides fair housing education for members of the housing industry including managers, owners, and realtors. ECHO Housing staff serves unincorporated and urban Alameda County, and the Cities of Alameda, Concord, Cupertino, Los Altos, Oakland, Menlo Park, Stanford and Walnut Creek.

TENANT/LANDLORD COUNSELING & MEDIATION

(Hayward, Contra Costa, Livermore, and Oakland offices) – ECHO Housing's Tenant/Landlord Counseling Program provides information to tenants and landlords in unincorporated and urban Alameda County, and the Cities of Alameda, Concord, and Walnut Creek on their housing rights and responsibilities. Additionally, ECHO Housing has trained mediators to assist in resolving housing disputes through conciliation and mediation. The primary objective of the program is to build awareness of housing laws and prevent homelessness.

HOMESEEKING

(Livermore office) – ECHO Housing's home seeking services, offered to all residents of Livermore and Pleasanton, include information and referral to available housing, and counseling and education on the home seeking process.

SHARED HOUSING COUNSELING PLACEMENT

(Livermore office) – ECHO Housing's shared housing services, offered to all residents of Livermore and Pleasanton, include referral and matching services, counseling on shared living, supportive services, and information and referral. Staff also provides educational workshops on shared living.

RENT/DEPOSIT GRANT PROGRAM

(Hayward and Livermore offices) - ECHO Housing staff processes grant applications for in-house Alameda County clients who are eligible and have three-day notices or need move-in funds.

HOMEBUYER'S EDUCATION LEARNING (HELP) PROGRAM

(Hayward and Livermore offices) - Counseling for first-time homebuyers is available to Southern Alameda County residents. Two four-hour classes provide information on preparing to buy a home including: cleaning up credit, savings plans, shopping for lenders, loan pre-approval, fair housing laws, and more. Completion of classes is necessary for certification.

Funding generously provided by the Cities of Alameda, Antioch, Concord, Cupertino, Dublin, Hayward, Livermore, Oakland, Pleasanton, San Leandro, Union City, Walnut Creek, the Counties of Alameda and Contra Costa; and the U.S. Department of Housing and Urban Development (HUD).



Rapid Re-Housing Program

Rapid re-housing is an intervention designed to help individuals and families to quickly exit homelessness and return to permanent housing.

The core components of a rapid re-housing program are housing identification, move-in and rental assistance, and rapid re-housing case management and services.

Rapid re-housing assistance is offered without preconditions, and the resources and services provided are typically tailored to the unique needs of the household being served.

Space is dependent upon funding availability.

How We Can Help

- Housing locator services
- Security deposit and rental assistance

Program Structure

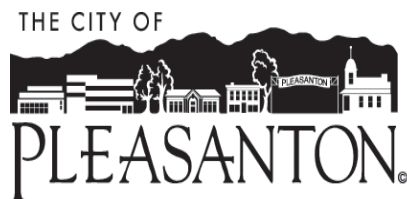
- Support is based on the needs of the participants
- Rent and Move-In Assistance is short term with expectation that participants take over full contract rent when the rental assistance ends
- Participant contributions towards rent gradually increase over the length of the program while the subsidy decreases over the same time period

Eligibility Criteria

- Homeless
- Meet required Area Median Income limit
- Head of Household is a Tri-Valley resident

**If you meet the criteria above, please contact the Rapid Re-Housing Hot Line at
510-284-2135**

Visit www.abodeservices.org to learn more about Abode Services' efforts to end homelessness.

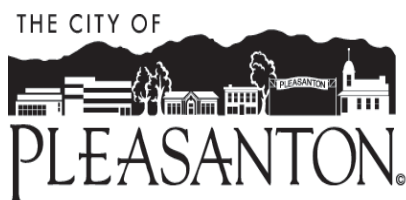


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Emergency Shelters

The following information on emergency shelters in Alameda County was compiled by the Emergency Services Network of Alameda County. The numbers shown below should be regarded as estimates since the listings are not comprehensive and information changes frequently. Residential alcohol and drug treatment programs serving people who are homeless are generally not included. Current up-to-date information and referral services can be obtained by contacting “2-1-1” which will connect you to Eden Information and Referral (Eden I&R) for non-emergency information on housing and critical health and human services.

Name	Location	Phone	# of Beds	Target Population	Length of Stay
Midway Shelter	Alameda	510-814-4210	30	Single adults and families	29 days
Berkeley Emergency Food and Housing Project	Berkeley	510-841-2789	100	Singles and women with children	15 days
Harrison House	Berkeley	510-525-8841	90	Singles and families	30 days
Women's Refuge	Berkeley	510-658-7231	30	Battered women and children	30 days
Shelter Against Violent Environments	Fremont	510-794-6056	30	Battered women and children	60 days
Tri-City Homeless	Fremont	510-252-0910	66	Single adults and families	week to week
Emergency Shelter Program	Hayward	510-581-5626	40	Women and children	30-60 days
Family Emergency Shelter Coalition	Hayward	510-581-3223	24	Families	week to week
Human Outreach Agency	Hayward	510-582-1171	18	Single sober men	7-31 days
South County Homeless Project	Hayward	510-732-5950	45	Mentally disabled singles	60 days
Sojourner House	Livermore	925-449-2510	16	Singles and families	up to 6 months
Shepherd's Gate	Livermore	925-449-0163	61	Women and children	21 days
Tri-Valley Haven for Women	Livermore	925-449-5845	30	Battered women and children	45-105 days
Second Chance	Newark	510-792-4357	30	Single adults and families	2-3 weeks
A Safe Place	Oakland	510-444-7255	20	Battered women and children	8 weeks
Casa Vincentia	Oakland	510-729-0316	7	Pregnant women (18-25 yrs.)	until 2 mos. after birth
East Oakland Community Project	Oakland	510-532-3211	60	Single adults and families	30 days
Henry Robinson MSC	Oakland	510-419-1026	30	Singles and families	28 days
Oakland Homeless Project	Oakland	510-465-0881	25	Mentally disabled singles	30-60 days
City Team Ministries	Oakland	510-452-3758	50	Single men	no specific limit
Salvation Army Social Service Center	Oakland	510-451-5547	50	Families	21-30 days
San Leandro Shelter	San Leandro	510-357-0205	30	Women and children	30-60 days



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Affordable Housing Resources in Other Tri-Valley Cities

City Housing Offices:

Town of Danville

510 La Gonda Way
Danville, CA 94526
925-314-3388

www.danville.ca.gov

City of Dublin

100 Civic Plaza
Dublin, CA 94568
925-833-6610

www.ci.dublin.ca.us

City of Livermore

1052 S. Livermore Ave.
Livermore, CA 94550
925-960-4580

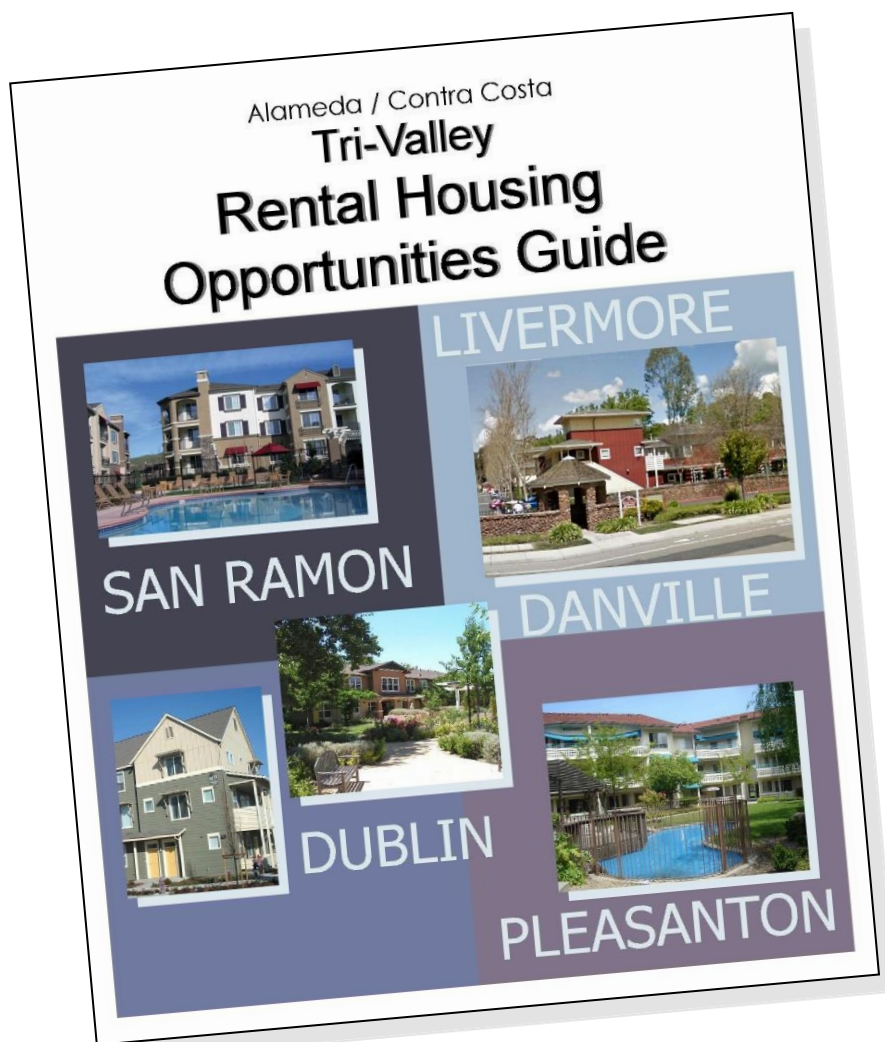
www.cityoflivermore.net

City of San Ramon

700 Bollinger Canyon Rd.
San Ramon, CA 94583
925-973-2554

www.ci.san-ramon.ca.us

For a listing of complexes with (BMR) units in other Tri-Valley cities, see:



(Available on the City's web site at <http://www.cityofpleasantonca.gov/resident/housing/default.asp>.)